

# City of Livermore

## Below Market Rate Homes

Application Period November 7th through December 2nd

New this year, one and two person households are welcome to apply in the event that one and two-bedroom BMR resales are offered in 2020. These households will receive a lottery ranking number but will only be contacted in the event of a one or two-bedroom resale. Due to the City's minimum household size requirement, one and two person households will not be considered for the homes at Auburn Grove.

Auburn Grove will be offering brand-new homes for sale to households of three or more persons that are low-income or moderate-income first time homebuyers. These households will also be offered any three and four-bedroom homes that come available through the City of Livermore's BMR resale program.

To learn more about these homes visit:

<https://www.hellohousing.org/stewardship/cityoflivermore/newhomes/>



## How to apply:

1. If you would like to apply for the lottery, please complete an online pre-application form on our website at: <https://www.hellohousing.org/stewardship/cityoflivermore/newhomes/>
2. If your pre-application is eligible, you will receive an email with your unique lottery number and the date and time of the lottery.
3. The lottery will result in your being assigned a ranking order. The households at the top of the list with three people or more will be invited to attend a mandatory workshop to learn more about the program and how to prepare and submit a complete application with copies of relevant financial information. **Please note, one and two-person households will be assigned a lottery ranking number but will only be contacted if there are one or two-bedroom homes that come available through the City of Livermore's BMR resale program.**
4. As specific newly built homes become available for sale, or if any resale homes become available, Hello Housing will offer these homes to pre-qualified households that meet the household size requirement of the home for purchase based on their ranking order.

Your household income must not exceed these limits:

Household size:	80% AMI:	120% AMI:
1	\$69,000	\$93,850
2	\$78,850	\$107,250
3	\$88,700	\$120,650
4	\$98,550	\$134,050
5	\$106,450	\$144,750
6	\$114,350	\$155,500

The City of Livermore and Hello Housing do not discriminate against any person on the grounds of race, color, religion, national origin, ancestry, sex, gender, gender identity, gender expression, sexual orientation, marital status, familial status, source of income, genetic information, medical condition, physical disability or mental disability, or any other category protected by law.



Questions? ¿Preguntas?  
(415) 446-9467  
[livermore@hellohousing.org](mailto:livermore@hellohousing.org)

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## Below Market Rate Ownership Program

### What is a Below Market Rate Home?

A Below Market Rate Home (often called a BMR) is a home that has certain deed restrictions recorded on the property which ensure the home remains affordable for future generations. BMRs are often a result of public investment in affordable housing developments or a result of "inclusionary housing policy" which ensures affordable homes are built as a result of market-rate development.

### How do I know if I qualify?

If you can answer yes to all of the following questions, then you most likely qualify. For more details, please review the Program Guidelines.

**Are you a First-Time Homebuyer?** A first time homebuyer is defined as someone who has not owned a home for at least three years.

**Do you have liquid assets to cover the down payment and closing costs?** Your household must have at least 3% of the purchase price, seasoned in your financial accounts for the past three months. Additionally, you must be able to pay closing costs, which typically run an additional 3-5% of the purchase price.

**Is your Debt to Income Ratio under 40%?** Your household's combined monthly debt payments plus monthly housing payments must not exceed 40% of your gross monthly income.

**Is your credit score above 660?** All adults in the household must have a minimum 660 FICO score and can not have any open collection accounts, charge offs with a balance, nor have filed bankruptcy within the last 3 years. (Does not include dependents up to the age of 24 that are full-time students.)

### What restrictions am I signing up for?

The most important restriction to understand is that if you decide to sell your home in the future, the proceeds will be limited. You will receive a City 2nd Loan, though there will be no monthly principal or interest payments on the loan and it will only become due if the home is sold at market value.

### Can I rent out my home after I buy it?

No. The creation of affordable housing requires significant public investment. These resources come with certain conditions that must be met once the homes are built. These homes were developed to be occupied by homeowners. In contrast, there are affordable developments in Livermore that can only operate as rental housing.

### Can I renovate my home after I buy it?

Yes. Any improvements you make to your home must meet all local and state building code requirements. However, please be aware that the maximum resale value of your home will not increase with new renovations or improvements.

### Can I refinance later and get cash out?

While you can refinance later to benefit from better loan terms, the program does not allow cash out until resale which should be taken into careful consideration when determining your down payment amount. Also, because BMR programs are unique, only certain lenders can lend on these homes.

### More questions? ¿Tiene más preguntas?

For questions about program eligibility as well as ongoing requirements of BMR homebuyers, please call (415) 446-9467 or email Hello Housing at [livermore@hellohousing.org](mailto:livermore@hellohousing.org).

Para preguntas sobre la elegibilidad para el programa, así como los requisitos continuos de los compradores de viviendas BMR, llame al (415) 446-9467 o envíe un correo electrónico a Hello Housing al [livermore@hellohousing.org](mailto:livermore@hellohousing.org).

